



HAROLD LUCAS, ESQ.
EXECUTIVE DIRECTOR

October 15, 2004

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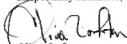
Honorable Dickinson R. Debevoise
M.L. King Jr., Federal Bldg. And Courthouse
Room 5083
50 Walnut Street
Newark, New Jersey 07012

Subject: Newark Coalition for Low Income Housing vs.
Housing Authority et al.
Quarterly Construction Report; October 15, 2004
New Construction Report

Dear Judge Debevoise:

Enclosed please find a copy of the Authority's construction report as of October 15, 2004 provided pursuant to the provisions of the Court Orders in the subject case. If you have any questions, please contact me at 973-273-6564.

Respectfully submitted,



Oliver Lofton
General Counsel

FA:g
Enclosure

c: Harold Lucas
John Dubin, Esq.
Gustav Henningburg ✓
Joanne Frey, Esq.
Neil Gallagher, Esq.
Ed DePaula
Raymond Brown, Esq.
J. Bianco

**NEW TOWNHOUSE CONSTRUCTION QUARTERLY STATUS REPORT
OCTOBER 15, 2004**

This is the current status report of the Authority's development pursuant to the Court Order in the Newark Coalition for Low Income Housing vs. the Housing Authority of the City of Newark and HUD.

The following New Developments are complete:

Project NJ 2-39, Betty Shabazz Village; (124 Units)

Project NJ 2-40, Serenity; (100 Units)

Project NJ 2-41, Oscar Miles Village; (199 Units)

Project NJ 2-42, (194 Units)

Project NJ 2-43, (100 Units)

Project NJ 2-44, Rosario Villa; (94 Units)

Project NJ 2-45; (100 Units)

Project NJ 2-46; (96 Units)

Project NJ 2-48; (96 Units)

Project NJ 2-51, Mt. Pleasant Estates; (42 Units)

Project NJ 2-52, Wynona Lipman Gardens; (300 Units)

Total 1445 Units

Project NJ 2-47; Century 21 Development Co.

This Project consists of 100 units of housing and community building between Madison Avenue, Peshine Avenue, West Alpine Street, and Irving Turner Boulevard. Century 21 Development Company was designated the Developer on September 27, 2002. The Authority and the Developer executed the Turnkey Contract of Sale that was approved by HUD on June 4, 2003. The Project is being conducted in three stages under a ground lease of land owned by the Authority. Phase III which consists of 31 units is on schedule and should be completed by the end of 2004. Stages I and II have been completed.

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New Townhouse Construction
Quarterly Status Report

Project NJ 2-49: Tony Gomes Construction Company

This project consists of 88 units and a community building to be built on South Twelfth Street, Peshine Avenue, Jelliff Avenue, Hunterdon Street, and Clinton Avenue in the Lower Clinton Hill Area. Tony Gomes Construction was designated as the developer on January 22, 2004. HUD PHA comments were received on August 26, 2004. Pending submission of additional information, PHA proposal approval is expected December 2004.

Project NJ 2-50: Claremont Construction

This project consists of 88 units and a community building. Many of the units are to be constructed on land located on scattered sites in the North, Central and South Wards. Claremont Construction Corporation was designated the developer on February 26, 2004. Newark Central Planning Board and HUD PHA approvals have been obtained. Final construction plans and specs are completed. A Turnkey Contract of Sale has been submitted to HUD for review. Expected construction start date is December 2004.

Project NJ 2-53: Tony Gomes Construction Company

This is a project that consists of 56 units and a community building that will be constructed on two blocks located on Elizabeth Avenue and a block located between Hillside Avenue and Irvine Turner Boulevard. Tony Gomes Construction is the designated developer. Final plans and specs are approved. HUD PHA proposal and Newark Planning Board approvals have been obtained. A Turnkey Contract of Sale has been prepared and sent to HUD for review.

	Units	% of Total
Completed Units	1445	81%
Units under construction	100	6%
Units pending execution of a Turnkey Contract	144	8%
Units pending PHA Proposal Approval	88	5%
	1777	100%